

Type of Decision									
Meeting Date	Thursday, December 19, 2019				Report Date	Wednesday, December 11, 2019			
Decision Required	X	Yes		No	Priority	X	High		Low
Direction	X	Information Only			Type of Meeting	X	Open		Closed
Report #19/12/19/1002 – MLSC Lease Agreement									

SUBJECT: Missing Link Snowmobile Club Commercial Lease Agreement for Deux Rivieres Salt Shed

RECOMMENDATION:

That Council approve the enclosed Lease Agreement provided by the Missing Link Snowmobile Club in consideration of leasing the salt shed in Deux Rivieres.

BACKGROUND/EXECUTIVE SUMMARY:

Staff has received the following Commercial Lease Agreement from the Missing Link Snowmobile Club, regarding the lease of the Deux Rivieres Salt Shed to store their groomer, fuel tanks etc. At the regular meeting of Council on October 17th, 2019 Council received a deputation from Todd Dowser on behalf of the Club requesting to partner with the municipality in leasing the Salt Shed in Deux Rivieres. Council then passed Resolution No.: 17/10/19/014 directing Staff to enter into a partnership with the MLSC with details to follow.

At the regular meeting of Council on November 21st, it was reported that the Club had made progress on having electricity installed to the Salt Shed and offered to replace the doors at their cost. Council and Staff agreed that there would be no issues with the Club drafting a lease agreement to be brought to Council.

Further discussion with the Club, after review of the agreement, provided clarification on the following:

- The club will cover hydro expenses for the entire year. The municipality's hydro bill is broken down into locations and can be billed to the club via Snow Country for payment resulting in no additional cost to the tax payer and provides opportunity for the municipality to use the space during the summer months. This is the consideration for low rent.
- The Club via Snow Country will provide tenants legal liability insurance that will insure the Club for any negligent acts (causing a fire) and will have property insurance to cover all equipment and supplies. The municipality will maintain property insurance on the building to cover losses that may occur such as forest fires.
- The municipality is also insured for the Club's liability under the standard MOU which is already in place for use of lands. This MOU must be updated to include the shed location.

OPTIONS/DISCUSSION:

To approve the lease agreement; or
Request further information and/or opinion (from the County of Renfrew or municipal solicitor).

Approved and Recommended by the Clerk

Crystal Fischer
Clerk-Treasurer